

Town of Summerfield Planning Department
Rezoning Case # 04-12 R
Staff Report: Bill Duston, Interim Town Planner

Applicant/Owner: Tolin Properties, Inc; David and Teresa Tolin

Location: The properties are located at about 900 feet north of the intersection of Strader Road and NC Highway 150. The properties are located at 7418 and 7419-7467 Strader Road, being Guilford County Parcels #0148023 and #0148006.

Request: From AG/SR (Agricultural and Scenic Corridor) to CU-RS-40/SR (Conditional Use Residential and Scenic Corridor)

Conditions:

1. All lots on tract #1 will access Strader Court with no direct access to Strader Road.
2. Maximum number of residential lots on tract #1 will be 8.
3. Applicant will incorporate a homeowners association to maintain all common elements, the landscape buffer, and the tree buffer.
4. A 20' tree buffer of existing trees and vegetation will remain along the eastern and southern boundaries of the property. "Clusters of trees shall be preserved/planted in informal, randomly spaced intervals" (Comp. Plan 3.9) in the tree buffer where necessary due to tree removal for development purposes in order to maintain a 20' buffer to the greatest degree possible.
5. Tract #2 will not be subdivided into further residential lots.
6. Developer will not clearcut the interior of tract #1 (i.e., exclusive of the designated buffers).
7. Clearly identify the 20' buffer area as an easement on the plat, as recommended by the Zoning Board and agreed to by the applicant

Requested Zoning District Characteristics:

The **existing** AG, Agricultural District is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions. The overall gross density in AG areas will be 0.36 units per acre, with a minimum lot size of 120,000 square feet. The district is established for the following purposes:

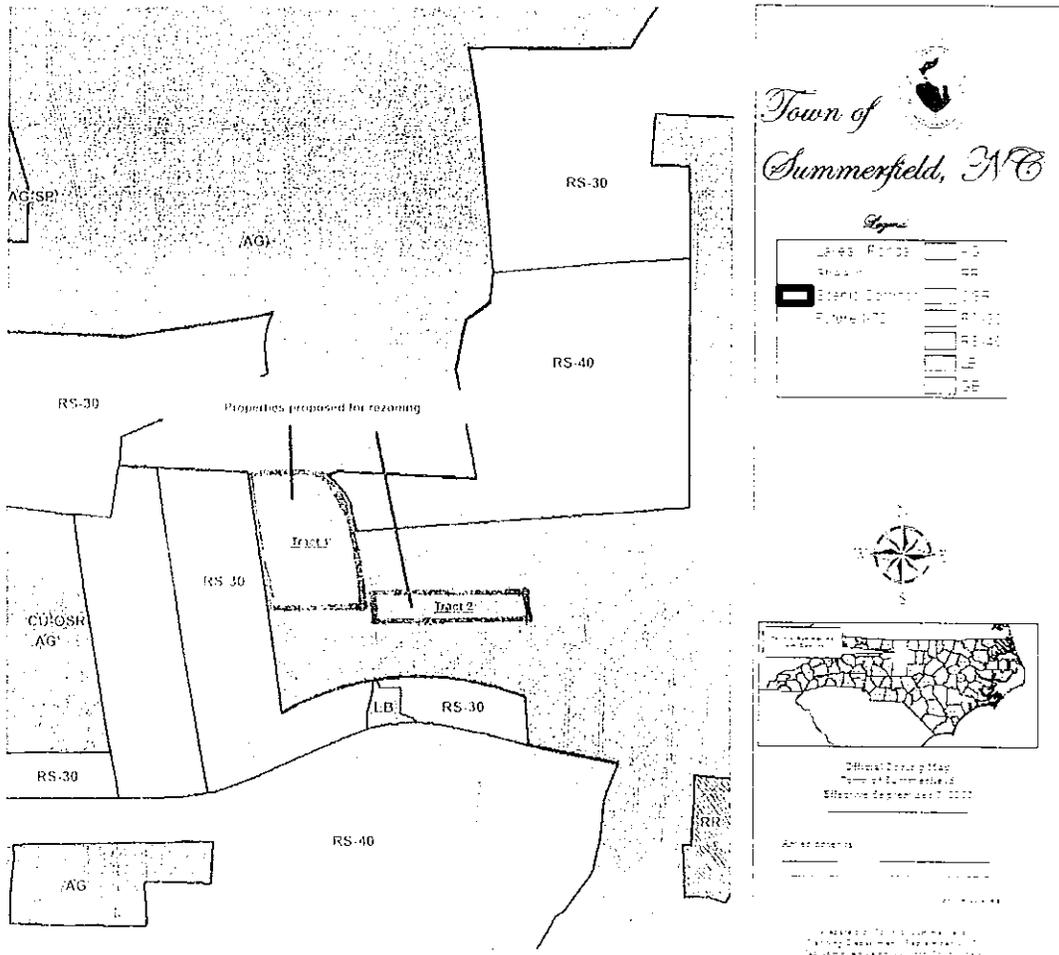
- 1) to preserve and encourage the continued use of land for agricultural, forest and open space purposes;
- 2) to discourage scattered commercial and industrial land uses;
- 3) to concentrate urban development in and around area growth centers, thereby avoiding premature conversion of farmland to urban uses;
- 4) to discourage any use which, because of its character, would create premature or extraordinary public infrastructure and service demands.

The **proposed** RS-40, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities, or soil characteristics necessitate very low-density single-family development. Development within this district requires Open Space dedication. The overall gross density in RS-40 areas will typically be 0.73 units per acre or less, with a minimum lot size of 40,000 square feet.

Residential Density and Open Space Calculations:

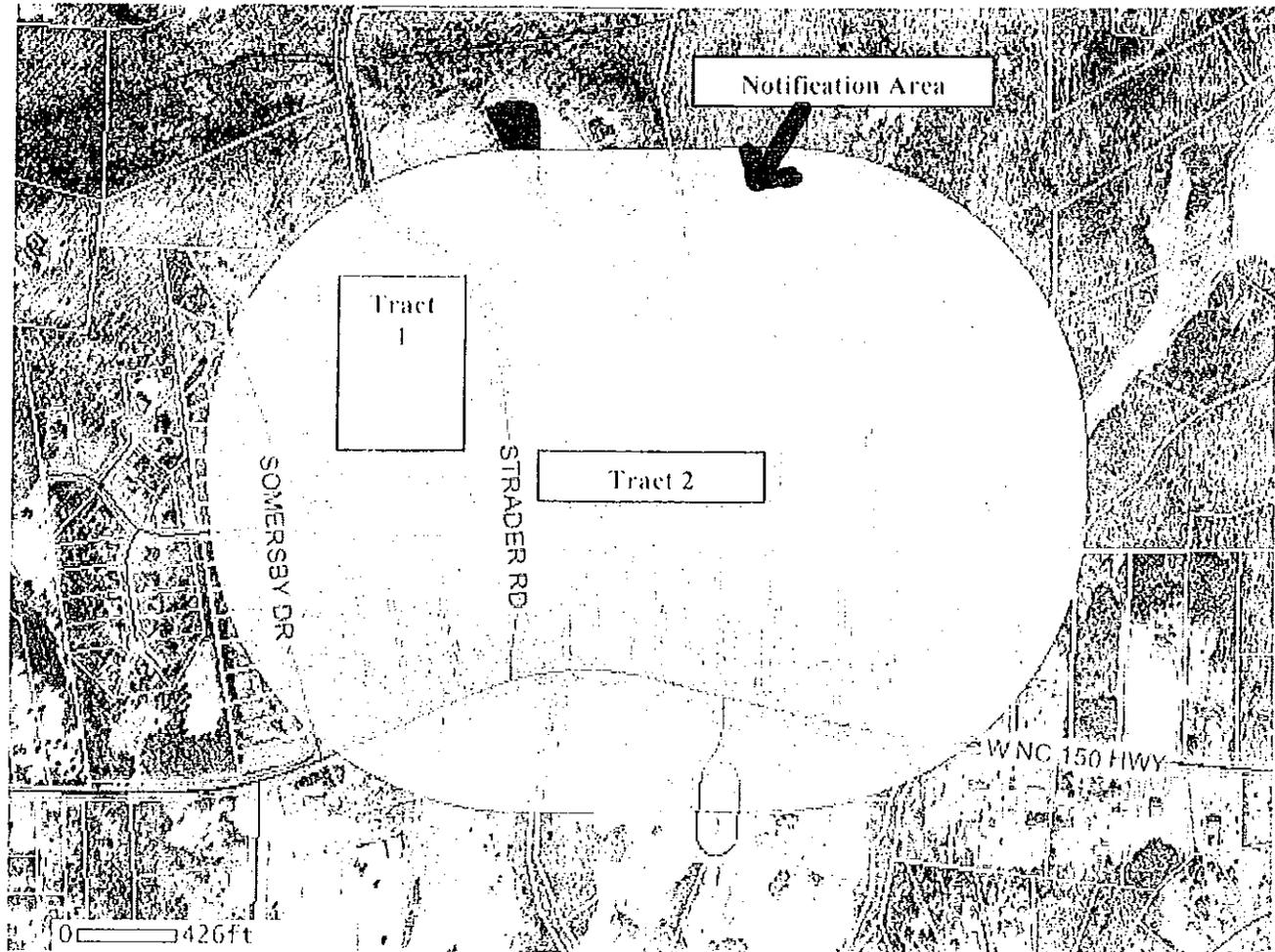
	Current	Proposed
Zoning	AG - Agricultural	RS-40 - Residential
Allowed Density	6 dwelling units	14 dwelling units
Required Open Space	0 acres	1.91 acres

Site Information, Area Zoning:



Acreeage	19.17+/-		
Existing Land Use	Vacant/Residential		
Proposed Land Use	Conditional Use Residential		
Surrounding Property Zoning and Use	Direction	Zoning	Use
	N	AG	Farmland
	E	AG/RS-40	Vacant
	S	AG	Vacant
	W	AG/RS-30	Residential/Vacant
Historic Properties	None		
Emergency Response	SFD/Station 39 6214 Lake Brandt Road		
Transportation	There are no traffic counts for Strader Road as counts are not done by NCDOT on partially paved roads. Surrounding 2011 average daily trips are as follows: Scalesville near Lake Brandt: 2600; Highway 150 near Highway 220: 3800		

Aerial Photo:



Guilford County Aerials 2010

Compatibility with Adopted Plans: See Staff Comments.

Public Comment:

Open House: October 4, 2012. There were 8 citizens in attendance. Questions and comments were as follows: Is the 20-foot tree buffer part of the dedicated open space? Yes. Is the tree buffer part of the homeowners' lots? Yes. What if the tree buffer is removed by the homeowner? That is a violation of the covenants that would be pursued by the homeowners association.

Who enforces the open space requirement? Enforced by the Town through its Development Ordinance. How much open space is required? 1.91 acres; David Tolin states there will be closer to 4 acres of open space, which exceeds the requirement. What is the width of the entrance drive? It is proposed as 20 feet wide. When asked about the look of the homes, it was stated they would be stick-built custom homes, and there would be no "spec" homes. There was general discussion about septic and topography.

Staff Comment:

The property in question lies 900 feet north of the intersection of Strader Road and NC 150. There are two separate parcels that are proposed for rezoning: Tract 1, where new residential development is called for and Tract 2, which contains an existing residence and where some of the drainage fields for septic tanks for development on Tract 1 will be located. At this time, the applicant is seeking rezoning to CU R-40 (with the SR Scenic Overlay to remain intact) zoning in order to be

able to subdivide Tract 1 into no more than 8 lots. According to the environmental inventory submitted in conjunction with this rezoning, there are no sensitive or unique natural or hydrologic features on the proposed rezoning lots. A significant natural area, as identified by the Natural Areas Inventory of Guilford County, NC lies immediately north of Tract 1.

Common open space shall be required for this type of development (assuming that an 8 lot subdivision on Tract 1 is built.). According to Table 5-13.5 of the Town of Summerfield Development Ordinance, a minimum of 10 percent open space or 1.91 acres, needs to be provided. The applicant is proposing that the area that lies adjacent to the northern perimeter of Tract 1 be retained as open space. This lies adjacent to the significant natural area described above. The applicant is proposing to maintain a 20 foot landscaped and vegetated screen around the perimeter of the property. This screen will remain undisturbed except where utility easements are needed. A required 50 foot stream buffer will also be provided on Tract 1. The applicant has offered as one of his conditions that he will not clear cut trees on the remaining portions of Tract 1 (i.e., areas not within the designated buffers, screens and open space areas.)

Tract 2 presently contains an occupied residential structure. No further development on Tract 2 is proposed other than the placement of off-site septic fields associated with the development proposed for Tract 1. Additional septic fields are also proposed for Tract 1.

A rather large tract of R-40 zoning is found a short distance north of Tract 2 on the east side of Tract 2. Tract 1 lies immediately adjacent to the Somersby subdivision which is zoned RS-30. So long as the septic fields, as shown on the site, can accommodate the proposed development, staff does not object to the rezoning and feels that this rezoning is reasonable.

The Summerfield Comprehensive Plan contains many principles and ideals with respect to future development and with the preservation of the Town's rural character. Some of the more applicable Policies contained in the Plan, along with the how the applicant addresses them, are as follows:

Policy 3.1: EXISTING, DESIRABLE LANDSCAPE ELEMENTS, whether natural or man-made, should continue to be incorporated into the thematic design of new developments.

The applicant is proposing to maintain a 20 foot vegetated buffer along the periphery of the property. An open space area will be maintained along the northern periphery of Tract 1.

Policy 3.2: LARGE TREES, PONDS, CREEKS, OR OTHER NATURAL FEATURES of the landscape should be saved when locating new streets, buildings, parking lots, etc.

The applicant will maintain stream buffers on the western portion of Tract 1.

Policy 3.5: CLEARCUTTING OF TREES AND WOODLAND AREAS FOR DEVELOPMENT shall be avoided. Rather, new development should incorporate significant clusters of trees into the functional layout of new residential and commercial areas.

Tract 1 is largely wooded at the present time. A tree buffer, open space area, and stream buffers will be maintained. The applicant has stated that he will not clear cut the interior of Tract 1.

The Plan also discusses the preservation of woodlands as follows:

Woodlands Preserved: Similar in nature to preserving open space, this perspective holds that existing woodlands should be preserved. This can occur at two levels: (1) total preservation, where whole areas of woodlands remain untouched and (2) partial preservation where development is allowed to occur in and among existing tree cover.

Under the second option, buffers of trees may also be preserved between developments and along roadways to create the illusion of a wooded landscape.

The applicant is proposing to maintain a 20 foot vegetated buffer along the southern and eastern perimeters of Tract 1. In addition, the northern perimeter of Tract 1 will be maintained in its current

vegetative state to satisfy the Town's open space requirements. The western perimeter of Tract 1 will also remain undisturbed to meet the Town's stream buffer requirements. The applicant has committed to not clear cut the remaining interior portions of Tract 1.

Public Notice:

<i>Notification</i>	<i>Zoning Board</i>	<i>Town Council</i>
newspaper ad	10/6/12, 10/9/12	
open house notice	notice mailed 9/27/12 -----	-----open house 10/4/12
public hearing notice	notice mailed 9/27/12 -----	notice mailed 10/19 and 11/27/12
on-site sign posted	10/10/12	10/10/12

Excerpt of November 26 Zoning Board Minutes:

Board Discussion

Whitacre asked about enforcement of the buffer maintenance; Tolin stated it was noted in the deed restrictions, the HOA would enforce, and town staff if needed. Hill noted the buffer is a civil matter. There was discussion of septic lots, which would be recorded as special purpose easements with the surface maintained by the HOA and subsurface maintained by the property owner. Regarding placing the stream buffer in a conservation easement, Sievers noted the area was protected by the Jordan Lake rules and the easement was labeled on the plat as required by the watershed engineer.

Sievers responded as follows to queries from board members: each lot will have its own private well, test wells have not been done yet, and he is aware of the surety to posted on the proposed cul-de-sac.

Rooney made a motion to recommend approval of Rezoning Case #04-12 R AG/SR to CU-RS-40/SR, noting its fit with Comprehensive Plan policy area #3. Hess offered a friendly amendment: remove condition 6 and clearly identify the 20' buffer area as an easement on the plat. Hill asked the applicant if he would like to offer those conditions; Tolin responded affirmatively. Rooney accepted the amendment. The motion was seconded by Davis, as amended.

Whitacre says the road contains single family homes on large lots and is one of the few, and perhaps only, vestige left of what Summerfield was like long ago. She feels the proposal is not in keeping with the historic nature of Strader Road and there will be a domino effect of development. Feulner says his main concern is density. Hess feels the problem lies in the Development Ordinance, and noted Tolin is working within the current ordinance.

Hess called for a vote. The motion passed 4 to 1, Whitacre opposed.

Permitted Use Schedule: Table 4-3-1 Permitted Use Schedule Rezoning Case #04-12.

Green highlighted uses would be allowed in *requested* zoning district. Yellow highlighted uses are allowed in *current* zoning district.

Use Type	SIC Ref.	ZONING DISTRICTS															M [*] T.C.D. R [*]	T.C.D. M [*] T.C.D. R [*]
		LUC	AG	RR	RS-40	RS-30	OSRD	T0	NB*	LB*	CB*	LB*	SC	CP*	LI*	HI		
AGRICULTURAL USES																		
Agricultural Production (crops)	0100	1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural Production (livestock)	0200	1	P	P	D	D										D		
Animal Feeder Breeder	0210	1	D															
Animal Services (livestock)	0751	3	P											P	P	P		
Animal Services (other)	0752	3	P							D	D	D	D	P	P	P		
Fish Hatchery	0920	4	P											P	P	P		
Forestry	0810	1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Horticultural Specialties	0180	2	P	P										P	P	P	P	P
Veterinary Services (livestock)	0741	3	S											P	P	P		
Veterinary Services (other)	0742	3	S								D	D	D	P	P	P		
MINING USES																		
Mining & Quarrying	1000	5																
RESIDENTIAL USES																		
Boarding & Rooming House, less than 9 residents	7021	2	S	S					P									S
Boarding & Rooming House, 9 or more residents	7021	2						S										
Common Recreation & Service Facilities	0000	1	P	P	P	P	P	P	P									P
Congregate Care Facility	0000	2																D
Family Care Facility	0000	1	P	P	P	P	P	P	P									P
Group Care Facility	0000	2																D
Maternal Care Home, 6 or less residents	0000	1	P	P	P	P	P	P	P									P
Maternal Care Home, more than 6 residents	0000	2						P	P									P
Manufactured Dwelling, Class AA	0000	1	P	P	Z	Z												
Manufactured Dwelling, Class A & B	0000	1	P	P	Z	Z												
Manufactured Dwelling Park	0000	2																
Multi-Family Dwelling (including condominiums)	0000	2																
Private Dormitory	0000	2																P
Shelter for the Homeless	0000	2										D	D	D	D	D	D	D
Single Family Detached Dwelling	0000	1	P	P	P	P	P	P	P									P
Single Room Occupancy (SRO) Residence	0000	2																D
Subdivision, Major - Residential	0000				P	P	P	P	P									P
Subdivision, Minor - Residential	0000		P	P	P	P		P	P									P
Temporary Shelter	0000	2																P
Townhouse Dwelling	0000	2																
Two Family Dwelling (twin home or duplex)	0000	1	P	P				P	P	P								P
ACCESSORY USES & STRUCTURES																		
Accessory Dwelling Unit	0000		D	D	D	D		D										D
Accessory Uses & Structures, Customary (See Section 4-5)	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Caretaker Dwelling	0000		D	D				D	D	D	D	D	D	D	D	D	D	D
Emergency Shelter	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation, including renting of rooms	0000		D	D	D	D	D	D										D
Flying Field, Private	0000		S				S											D
Junked Motor Vehicle	0000		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Migrant Labor Housing	0000		D															D
Recycling Collection Point	0000		P		D	D		P	P	P	P	P	P	P	P	P	P	P
Rural Family Occupation	0000		S															
Satellite Dish Communication Tower	0000		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Swimming Pool	0000		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Yard Sale (no more than 3 per year)	0000		P	P	P	P	D	P	P									D
RECREATIONAL USES																		
Amusement or Water Parks, Fairgrounds	7996	4												D		D		
Athletic Fields	0000	1	S	S	S	S	S	D	D	P	P	P	P	P	P	P	P	S
Auditorium, Coliseum or Stadium	0000	3												P	P	P	P	P
Batting Cages	7999	3								P					D	D		
Billiard Parlors	7999	3								P	P	P	P					
Bingo Games	7999	3								P	P	P	P					

NOTES: WCA= Prohibited in the WCA. See Section 7-3.5(A) WS-III New Landfills which require a NPDS Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply. See Section 6-4 Z=Overlay Zoning Required *- Indicates Additional District Requirements. See Section 4-4.3 (B) or Section 4-11.5 (Town Core Overlay District Standards)

Use Type	ZONING DISTRICTS											TCD- M* TCD- R*	TCD- P1			
	SIC Ref.	L.C.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*			HB*	SC	CP*
Truck & Utility Trailer Rental & Leasing, Light WCA	0000	4								P	P			P	P	
Truck & Utility Trailer Rental & Leasing, Heavy WCA	0000	5												P	P	
Truck Washing WCA	7542	5													P	
Vocational, Business or Secretarial School	8240	3							P	P	P	P	P	P	P	
Watch or Jewelry Repair	7631	3							P	P	P	P	P	D		
Welding Shop WCA	7692	4												P	P	
RETAIL TRADE																
ABC Store (liquor)	5921	3								P	P	P	P			
Antique Store	5932	3							P	P	P	P	P			
Appliance Store	5722	3								P	P	P	P			
Arts & Crafts	0000	3							P	P	P	P	P			
Auto Supply Sales	5531	3									P	P	P			
Bakery	5461	3							P	P	P	P	P			
Bar	5813	3									D	D	D		P	
Boat Sales	5551	4									P	P		P	P	
Bookstore	5942	3							P	P	P	P				
Bookstore, Adult	0000	3									D					
Building Supply Sales, No Storage Yard	5211	3									P	P				
Building Supply Sales, With Storage Yard	5211	4									D	D	D	P	P	
Camera Store	5946	3							P	P	P	P	P			
Candy Store	5441	3							P	P	P	P	P			
Clothing, Shoe & Accessory Store	5600	3							P	P	P	P	P			
Computer Sales	5734	3							P	P	P	P	P	D	P	
Convenience Store, With Gasoline Pumps WCA	5411	4								P	P	P	P	D	P	P
Convenience Store, Without Gasoline Pumps WCA	5411	3							P	P	P	P	P	D	P	P
Dairy Products Store	5451	3							P	P	P	P	P			
Department, Variety or General Merchandise	5300	3							P	P	P	P	P			
Drugstore	5912	3							P	P	P	P	P	D		
Fabric or Piece Goods Store	5949	3							P	P	P	P	P	P		
Floor Covering, Drapery or Upholstery	5710	3									P	P		P		
Florist	5992	3							P	P	P	P	P			
Food Store	5400	3							P	P	P	P	P			
Fuel Oil Sales WCA	5980	4												P	P	
Furniture Sales	5712	3							P	P	P	P	P			
Garden Center or Retail Nursery	5261	3									P	P	D	P		
Gift or Card Shop	5947	3							P	P	P	P	P			
Hardware Store	5251	3							P	P	P	P	P			
Hobby Shop	5945	3							P	P	P	P	P			
Home Furnishings, Miscellaneous	5719	3							P	P	P	P	P			
Jewelry Store	5944	3							P	P	P	P	P			
Live Entertainment Business, Adult	0000										D					
Luggage or Leather Goods Store	5948	3							P	P	P	P	P			
Manufactured Home Sales	5271	4									P			P	P	
Miscellaneous Retail Sales	5999	3							P	P	P	P	P			
Motor Vehicles Sales, New & Used WCA	5511	4									P			P	P	
Motorcycle Sales WCA	5571	4									P			P	P	
Musical Instrument Sales	5736	3							P	P	P	P	P			
Newsstand	5994	3							P	P	P	P	P	D		
Office Machine Sales	5999	3							P	P	P	P	P	P		
Optical Goods Sales	5995	3							P	P	P	P	P			
Paint & Wallpaper Sales	5231	3									P	P	P	P		
Pawnshop or Used Merchandise Store	5932	3									P	P	P			
Pet Store	5999	3									P	P	P			
Record & Tape Store	5735	3							P	P	P	P				
Recreational Vehicle Sales WCA	5561	4									P	P		P	P	
Restaurant, with Drive-Through	5812	3									P	P	P			
Restaurant, without Drive-Through	5812	3							P	D	P	P	P	P	P	
Service Station, Gasoline WCA	5541	4									P	P	P	P	P	

NOTES: WCA= Prohibited in the WCA. See Section 7-3.5(A) WS-III New Landfills which require a NPDES Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply. See Section 6-1 Z=Overlay Zoning Required *= Indicates Additional District Requirements. See Section 4-1.3 (B) or Section 4-11.5 (Town Core Overlay District Standards)

Use Type	SIC Ref.	ZONING DISTRICTS													ICD-M ⁺ TCD-R ⁺ PL					
		LC	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*		LI*	HI			
Sporting Goods Store	5941	3								P	P	P	P	P					P	
Stationery Store	5943	3								P	P	P	P	P					P	
Television, Radio or Electronics Sales	5731	3								P	P	P	P	P					P	
Tire Sales	5531	3										P	P			P				
Tobacco Store	5993	3								P	P	P	P	P					P	
Truck Stop	WCA 5541	4										D				P	P			
Video Tape Rental & Sales	7841	3								P	P	P	P	P					P	
WHOLESALE TRADE																				
Agricultural Chemicals, Pesticides or Fertilizers	WCA 5191	5	D															P		
Agricultural Products, Other	5159	4	D													P	P			
Ammunition	5099	4																P		
Animal & Animal Products, Other	5159	5	D															P		
Apparel, Piece Goods & Notions	5130	4									P	P		P	P	P				
Beer, Wine or Distilled Alcoholic Beverages	5180	4												P	P	P				
Books, Periodicals & Newspapers	5192	4									P	P		P	P	P				
Chemicals & Allied Products	WCA 5169	5																	P	
Drugs & Sundries	5122	4									P	P		P	P	P				
Durable Goods, Other	5099	4									P	P		P	P	P				
Electrical Goods	5060	4									P	P		P	P	P				
Farm Supplies, Other	5191	4	D													P	P			
Flowers, Nursery Stock & Florist Supplies	WCA 5193	4	D								P	P		P	P	P				
Forest Products	5099	5	D													P	P			
Furniture & Home Furnishings	5020	4									P	P		P	P	P				
Grain & Field Beans	5153	5	D																P	
Groceries & Related Products	5140	4									P	P		P	P	P				
Hardware	5072	4									P	P		P	P	P				
Jewelry, Watches, Precious Stones & Metal	5094	4									P	P		P	P	P				
Livestock	5154	5	D															P		
Lumber & Other Construction Materials	5030	5																P		
Lumber, Millwork & Veneer	5031	5													P	P	P			
Machinery, Construction & Mining	5082	5																P		
Machinery, Equipment & Supplies	5080	5													P	P	P			
Machinery, Farm & Garden	5083	5																P		
Market Showroom (Furniture, Apparel, etc...)	0000	3									D	D								
Metals	5051	5													P	P	P			
Minerals	5052	5																P		
Motor Vehicles	WCA 5012	4															P	P		
Motor Vehicles, Parts & Supplies	5010	4													P	P	P			
Motor Vehicles, Tires & Tubes	5014	4													P	P	P			
Paints & Varnishes	WCA 5198	4															P	P		
Paper & Paper Products	5110	4									P	P		P	P	P				
Petroleum & Petroleum Products	WCA 5170	5																D		
Plastics Materials	5162	4													P	P	P			
Plumbing & Heating Equipment	5070	4													P	P	P			
Professional, Commercial Equipment & Supplies	5040	4									P	P		P	P	P				
Resins	5162	5																P		
Scrap & Waste Materials	WCA 5093	5																P		
Sporting & Recreational Goods & Supplies	5091	4									P	P		P	P	P				
Tobacco & Tobacco Products	5194	4									P	P		P	P	P				
Toys & Hobby Goods & Supplies	5092	4									P	P		P	P	P				
Wallpaper & Paint Brushes	5198	4									P	P		P	P	P				
TRANSPORTATION, WAREHOUSING & UTILITIES																				
Airport & Flying Field, Commercial	WCA 4500	5																	D	
Beneficial Fill Area	0000		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Bulk Mail & Packaging	4212	4															P	P		
Bus Terminal	WCA 4100	4									P	P			P	P				
Communication or Broadcasting Facility	4800	3									P	P	P	P	P	P				
Construction or Demolition Debris (C-D) Landfill, Major	0000	5																S		

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Use Type	SIC Ref.	ZONING DISTRICTS																	
		LC-1	AG	RR	RS-40	RS-30	OSRD	IO	NB*	LB*	GB*	HB ¹	SC	CP*	LP	HI	PI	TC-D ²	TC-D ³
Construction or Demotion Debris (C-D) Landfill, Minor	0000		D	D	D	D		D	D	D	D	D	D	D	D	D			
Courier Service, Central Facility	4215	4													P	P			
Courier Service Substation	4215	3									P	P	P	P	P	P			
Land Clearing & Inert Debris (LCID) Landfill, Major	0000	5	S														S		
Land Clearing & Inert Debris (LCID) Landfill, Minor	0000		D	D	D	D		D	D	D	D	D	D	D	D	D	D		
Hazardous & Radioactive Waste, Transportation, Storage & Disposal	4953	5																	
Heliport	4522	5										S	S	S	P	S			
Moving & Storage Service	4214	4													P	P			
Radio, Television or Communication Tower	0000	3	D							D	D		D	D	D	D			
Railroad Terminal or Yard	4010	4									P				P	P			
Recycling Processing Center	0000	4													D	P			
Refuse & Raw Material Hauling	4212	4															P		
Sewage Treatment Plant	4952	5															P		
Solid Waste Disposal, Non-Hazardous	4953	5																	
Taxi Terminal	4121	4								P	P				P	P			
Trucking or Freight Terminal	4213	5													P	P			
Utility Company Office	0000	3								P	P	P	P	P	P	P			
Utility Equipment & Storage Yard	0000	5													P	P			
Utility Lines & Related Appurtenances	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Service Station, No Outside Storage	0000	4								P	P		S	P	P				
Utility Substation	0000	4	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Warehouse, General Storage, Enclosed	4220	4								D	D		P	P	P				
Warehouse, Self-Storage	4225	4								D	D				P	P			
Water Treatment Plant	0000	4													P	P	P		
MANUFACTURING & INDUSTRIAL USES																			
Aircraft & Parts	3720	5																	P
Ammunition, Small Arms	3482	5																	D
Animal Feeds, Including Dog & Cat	2048	5																	S
Animal Slaughter or Rendering	0000	5																	S
Apparel & Finished Fabric Products	2300	4												P	P	P			
Arms & Weapons	3480	4																	P
Asbestos, Abrasive & Related Products	3290	5																	S
Asphalt Plant	2951	5																	
Audio, Video & Communication Equipment	3600	4													P	P	P		
Bakery Products	2050	4													P	P	P		
Batteries	3691	5																	P
Beverage Products, Alcoholic	2080	5																	P
Beverage Products, Non-Alcoholic	2086	4													P	P	P		
Bicycle Assembly	3751	4													P	P	P		
Bicycle Parts & Accessories	3751	4													P	P	P		
Boat & Ship Building	3730	4																	P
Brooms & Brushes	3991	4													P	P	P		
Burial Caskets	3995	4																	P
Chemicals, Paints & Allied Products	2800	5																	P
Coffee	2095	4													P	P	P		
Computer & Office Equipment	3570	4													P	P	P		
Concrete, Cut Stone & Clay Products	3200	5																	P
Contractors, No Outside Storage	0000	3									P	P		P	P	P			
Contractors, General Building	1500	4																	P
Contractors, Heavy Construction	1600	5																	P
Contractors, Special Trade	1700	4																	P
Costume Jewelry & Notions	3960	4													P	P	P		
Dairy Products	2020	4													P	P	P		
Drugs	2830	5													P	P	P		
Electrical Industrial Apparatus, Assembly	3620	4													P	P	P		
Electrical Industrial Apparatus, Manufacturing	3620	5																	P

NOTES: WCA= Prohibited in the WCA. See Section 7-3 5(a) WS-III New Landfills which require a NPDES Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P= Use by Right D= Development Standards Apply. See Section 6-4 Z=Overlay Zoning Required * = Indicates Additional District Requirements. See Section 4-1.3 (B) or Section 4-11.5 (Town Core Overlay District Standards)

Use Type	SIC Ref.	ZONING DISTRICTS											TC-D-1	M#	TC-D-2	R#	P1			
		L.C.C.	AG	RR	RS-40	RS-50	OSRD	IO	NB*	LB*	GB*	HB*						SC	CP*	LI*
Electrical Components	3670	5													P	P				
Electrical Equipment	3600	5													P	P				
Explosives	WCA 3400	5																		
Fabricated Metal Products	3400	5															P			
Fabricated Valve & Wire Products	3490	4														P	P			
Fats & Oils, Animal	WCA 2077	5																P		
Fats & Oils, Plant	WCA 2070	4														P	P			
Fish, Canned, Cured or Frozen	WCA 2091	5																S		
Floor Coverings, Excluding Carpet	3996	5																	P	
Food & Related Products, Miscellaneous	2090	4													P	P	P			
Furniture Framing	2426	4													P	P	P			
Furniture & Fixtures Assembly	0000	4													P	P	P			
Furniture & Fixtures	2500	4													P	P	P			
Glass	3200	5																	P	
Glass Products from Purchased Glass	3231	4													P	P	P			
Grain Mill Products	2040	4															P	P		
Heating Equipment & Plumbing Fixtures	3430	4															P	P		
Household Appliances	3630	4															P	P		
Ice	2097	4									P	P		P	P	P				
Industrial & Commercial Machinery	3500	4															S	P		
Jewelry & Silverware, No Plating	3910	4													P	P	P			
Leather & Leather Products, No Tanning	WCA 3100	4													P	P	P			
Leather & Leather Products, Tanning	WCA 3100	5																	S	
Lighting & Wiring Equipment	3640	4															P	P		
Logging & Wood, Raw Materials	2411	1	S	S																
Manufactured Housing & Wood Buildings	2450	4															P	P		
Measurement, Analysis & Control Instruments	3800	4													P	P	P			
Meat, Poultry, Packing & Processing, No Rendering	WCA 2010	5																	P	
Medical, Dental & Surgical Equipment															P	P	P			
Metal Coating & Engraving	WCA 3470	5																	S	
Metal Fasteners (i.e. screws, bolts, etc.)	3450	4															P	P		
Metal Processing	WCA 3350	4															P	P		
Millwork, Plywood & Veneer	2430	4													P	P	P			
Motor Vehicle Assembly	3710	5																	P	
Motor Vehicle Parts and Accessories	3714	4															P	P		
Motorcycle Assembly	3751	4															P	P		
Musical Instruments	3930	4													P	P	P			
Paper Products, No Coating or Laminating	WCA 2670	4															P	P		
Paper Products, Coating & Laminating	WCA 2670	4																	P	
Paperboard Containers & Boxes	2650	4													P	P	P			
Pens & Art Supplies	3950	4													P	P	P			
Petroleum & Related Products	WCA 2900	5																	S	
Pharmaceutical Preparations	WCA 2834	4													P	P	P			
Photographic Equipment	3861	4													P	P	P			
Photographic Supplies	3861	5													P	P	P			
Pottery & Related Products	3260	4															P	P		
Preserved Fruits & Vegetables, No Can Manufacturing	2030	4													P	P	P			
Primary Metal Products & Foundries	WCA 3300	5																	P	
Printing & Publishing	2700	4									P	P		P	P	P				
Pulp & Paper Mills	WCA 2610	5																	S	
Rubber & Plastics, Miscellaneous	WCA 3000	4															P	P		
Rubber & Plastics, Raw	WCA 3000	5																	S	
Salvage Yards, Auto Parts	WCA 5015	5																		
Salvage Yards, Scrap Processing	WCA 5903	5																		
Sawmill or Planing Mills	2420	5	S																P	
Signs	3993	4													P	P	P			
Soaps & Cosmetics	WCA 2840	4													P	P	P			
Sporting Goods & Toys	3940	4													P	P	P			
Stone Cutting, Shaping & Finishing, Interior Use	3281	4															P	P		

NOTES: WCA= Prohibited in the WCA. See Section 7-3.5(A) WS-III New Landfills which require a NPDES Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply. See Section 6-4 Z--Overlay Zoning Required *- Indicates Additional District Requirements. See Section 4-4.3 (B) or Section 4-11.5 (Town Core Overlay District Standards)

Use Type	SIC Ref.	ZONING DISTRICTS													PL	R*	TCD- R*	TCD- M*	
		LUC	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*					LI*
Sugar & Confectionery Products	2060	4											P	P	P				
Surface Active Agents	WCA 2843	5													P				
Textile Products, No Dying or Finishing	WCA 2200	4											P	P	P				
Textile Products, Dying or Finishing	WCA 2260	5																	
Tires and Inner Tubes	WCA 3011	5															S		
Tobacco Products	2110	5																P	
Wood Containers	2440	4											P	P	P				
Wood Products, Miscellaneous	2490	5																P	
OTHER USES																			
Agricultural Tourism Facility (minor)	0000	2	D																
Agricultural Tourism Facility (major)	0000	2	D																
Automotive Parking, (See Sect. 6-2; Off Street Parking, Stacking and Loading Areas)		3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Billboards	0000	1										D			D	D			
Mixed Development	0000	3									D	D	D	D					
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Events, including but not limited to... (See Sect. 3-3.3; Event Permit)	0000																		
Arts & Crafts Shows									P	P	P	P	P	P	P	P	P		P
Carnivals & Fairs	0000		P							P	P	P	P	P	P	P	P		
Christmas Tree Sales	7999		P							P	P	P	P	P	P	P	P		P
Concerts, Stage Shows	0000		P									P	P	P	P	P	P		
Conventions, Trade Shows	7920											P	P	P	P	P	P		
Outdoor Retail Sales	0000										P	P	P						
Outdoor Religious Events	5000		P									P	P	P	P	P	P		
Turkey Shoots	0000		S	S															

NOTES: WCA= Prohibited in the WCA. See Section 7-3.5(A) WS-III New Landfills which require a NPDS Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply. See Section 6-4 Z=Overlay Zoning Required. * Indicates Additional District Requirements. See Section 4-4.3 (B) or Section 4-11.5 (Town Core Overlay District Standards)



Town of Summerfield
 Development Bulletin
 Effective January 7, 2005
 www.summerfieldgov.com

Summerfield Application for
 Conditional Use Rezoning

Date Submitted: november 14, 2012 Fee Receipt #: 807 Case Number: 04-12

Provide the required information as indicated below. Pursuant to the Town of Summerfield Development Ordinance, this application will not be processed until application fees are paid, the form below is completed and signed, and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax reference, signage blocks and conditions are available upon request.

Pursuant to Section 3-12 of the Town of Summerfield Development Ordinance, the undersigned hereby request

Town of Summerfield to rezone the property described below from the AG zoning district to

the CU-RS-40 zoning district. Said property is located 4719-4767 Strader Road

7418 Strader Road

in Bruce Township, Being a total of 19.18 acres.

Further referenced on the Guilford County Tax Maps as (additional tax reference sheets available upon request):

Parcel Number 13 06 337 0 840 00 001

Parcel Number 13 06 337 0 840 00 025

Parcel Number _____

Parcel Number _____

Check One:

- The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
- The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and a map are attached.

Check One:

- The applicant is the property owner(s).
- The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease is attached (financial figures may be deleted).
- The applicant has no connection to the property owner and is requesting a third party rezoning.

Conditional Use Rezoning Requirements:

- Zoning Development Plan - A development plan illustrating proposed conditions and other pertinent information is required for all residential conditional use rezoning requests. Development Plan elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Town of Summerfield Development Ordinance.
- Zoning Conditions - Use and/or development conditions must be provided. Complete Part Two of this application. Refer to uses as listed in Table 4-3-1 of the Town of Summerfield Development Ordinance.

Application materials checklist:

Filing for a rezoning or conditional use rezoning requires:

- ❖ A completed and signed Application Form.
- ❖ Application fee.
- ❖ A Development Plan for residential rezoning.
- ❖ legal description of the property.
- ❖ Environmental Inventory for residential rezoning and non-residential rezoning over 5 acres (check with Planning Staff for specific requirements)

Conditional Use Rezoning Application, Part II

Use Conditions

Uses of the property shall be limited to the following uses as listed in Article IV, Table 4-3-1 of the Town of Summerfield Development Ordinance

- 1) _____
- 2) _____
- 3) _____
- 4) _____

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Town of Summerfield Development Ordinance

- 1) All lots on tract #1 will access Strader Court to front access to Strader Road.
- 2) Maximum number of residential lots on tract #1 will be 5.
- 3) Applicant will incorporate a nonowners association to maintain all common elements, the landscape buffer and the tree buffer.
- 4) A 20' tree buffer of existing trees and vegetation will remain along the eastern and southern boundaries of the property. Clusters of trees shall be preserved/planted in informal, randomly spaced intervals. Comp. Plan 3 from the tree buffer where necessary, to be removed for development purposes to maintain a 20' buffer to the greatest degree possible.

CONTINUED ON PAGE 5 OF 6

A Conditional Use Rezoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of Summerfield and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application representatives from Town of Summerfield Planning Department may enter the subject property for the purpose of investigation and analysis of this request. Additional signature pages are available upon request.

Respectfully Submitted,

Fredrick T. Jones
Applicant Signature

Representative Agent Signature

FREDRICK T. JONES
Name

Name

6901 WAGNARD RD
Mailing Address

Mailing Address

Summerfield, NC 27355
City, State and Zip Code

City, State and Zip Code

(336) 643-5611
Phone Number

Phone Number

FREDRICK.T.JONES@RR.COM
Email

Email

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as

Parcel Number _____

Additional Signatures

I hereby agree to conform to all applicable laws of Summerfield and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Town of Summerfield Planning Department may enter the subject property for the purpose of investigation and analysis of this request.

David Jay Tatum
Owner Signature

Owner Signature

7417 STRAYER RD
Name

Name

DAVID JAY TATUM
Mailing Address

Mailing Address

SUMMERFIELD, NC 27358
City, State and Zip Code

City, State and Zip Code

(336) 645-5862
Phone Number

Phone Number

DAVID O. EXCOT CONSULTING, LLC
Email

Email

Owner Signature

Owner Signature

Name

Name

Mailing Address

Mailing Address

City, State and Zip Code

City, State and Zip Code

Phone Number

Phone Number

Email

Email

Case #:

Additional Use and Development Conditions

Uses of the property shall be limited to the following uses as listed in Article IV, Table 4-3-1 of the Town of Summerfield Development Ordinance. Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Town of Summerfield Development Ordinance:

- 5) Tract #2 will not be subdivided into further residential lots
- 6) No modular homes will be constructed. All homes will be custom built.
- 7) Developer will not clear cut the interior of Tract 1 (i.e., exclusive of the designated buffers.)
- 8) _____
- 9) _____
- 10) _____
- 11) _____
- 12) _____
- 13) _____
- 14) _____
- 15) _____

Additional rezoning questions:

1. Type of use and improvement proposed:

Property is currently undeveloped. Proposed residential development in conformance with town of Summerfield Ordinance

2. Do substantial reasons exist which prevent the subject property from being used in accord with the current Zoning Classification?

current zoning only allows for the development of 4 residential lots

3. State the way in which the proposed change will be appropriate and desirable to the Town of Summerfield and what effect the proposed change will have upon the immediate neighborhood.

Property directly to the ^{west} ~~east~~ is zoned RS-30 and property directly across the street is zoned RS-40. This zoning request is in harmony with the surrounding development properties

4. What changing conditions make the passage of this proposed amendment necessary?

The property owner desires to develop their property at this time

5. Are there circumstances that justify the proposed change? If so, state them.

To develop the property in conformance with surrounding properties

6. How does the proposed zoning change affirm the policy(ies) of the Town of Summerfield Comprehensive Plan?

The RS-40 residential zoning stays with the town's low density, single family detached housing poaces for appropriate housing concept

NOTICE OF PUBLIC HEARING
SUMMERFIELD TOWN COUNCIL
December 11, 2012, 6:30 p.m.

Summerfield Community Center
5404 Centerfield Road
Summerfield, North Carolina

CASE #04-12 R

The Town Council of the Town of Summerfield has been asked to rezone properties located about 900 feet north of the intersection of Strader Road and NC Highway 150. The properties are located at 7418 and 7419-7467 Strader Road, being Guilford County Parcels #0148023 and #0148006.

These parcels, located in Bruce Township, include approximately 19.17 acres (see map on reverse). The parcels are owned by Tolin Properties, Inc, and David and Teresa Tolin. The applicants are requesting a rezoning from AG/SR (Agricultural and Scenic Corridor) to CU-RS-40/SR (Conditional Use Residential and Scenic Corridor).

Under Conditional Use zoning, the applicant limits the uses allowed on the site and/or offers development standards that exceed those in the Development Ordinance. The condition(s) that have been requested for this rezoning are as follows:

1. All lots on tract #1 will access Strader Court with no direct access to Strader Road.
2. Maximum number of residential lots on tract #1 will be 8.
3. Applicant will incorporate a homeowners association to maintain all common elements, the landscape buffer, and the tree buffer.
4. A 20' tree buffer of existing trees and vegetation will remain along the eastern and southern boundaries of the property. "Clusters of trees shall be preserved/planted in informal, randomly spaced intervals" (Comp. Plan 3.9) in the tree buffer where necessary due to tree removal for development purposes in order to maintain a 20' buffer to the greatest degree possible.
5. Tract #2 will not be subdivided into further residential lots.
6. Developer will not clearcut the interior of tract #1 (i.e., exclusive of the designated buffers).

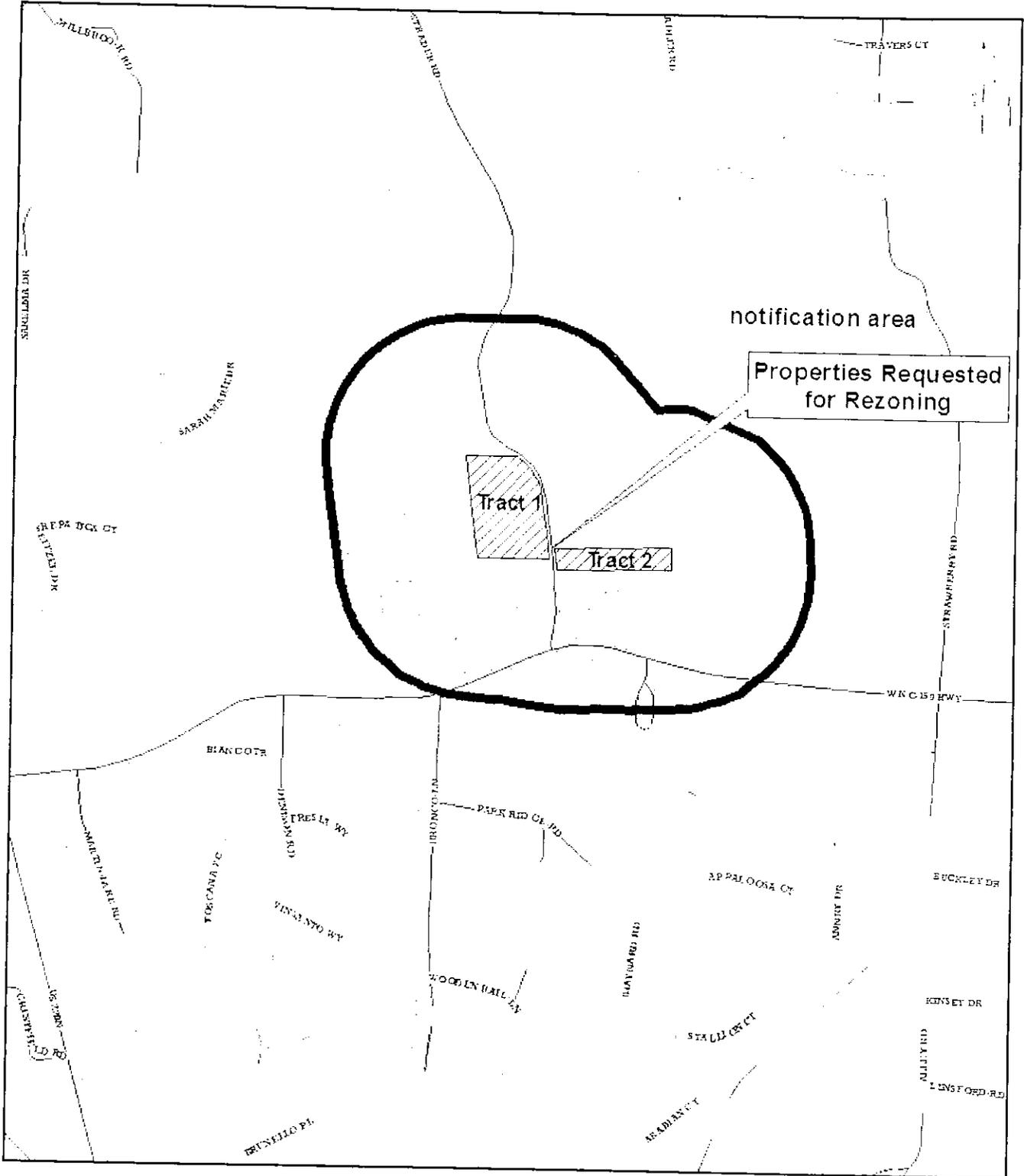
A list of uses that are permitted in the requested zoning district, as well as those permitted in the current district, is available on the town website at www.summerfieldgov.com (click on "Planning Department," then on "Zoning Board and Public Hearing Cases," then on the word "HERE" in the last paragraph, and select case #04-12 R 11-26-12), or by calling the Planning Department at 643-8655.

This notice is sent to all property owners within one quarter (1/4) mile of the property requested for rezoning. Please discuss it with other residents who may have an interest in this request. Anyone wishing to be heard on this matter should appear at the public hearing. Addresses for the distribution list are subject to the accuracy of Guilford County Tax Department records.

If you have any questions, please call 643-8655.

Valarie Halvorsen
Summerfield Town Clerk
clerk@summerfieldgov.com

REZONING CASE #04-12 R



Town of 
Summerfield, NC

Prepared by Town of Summerfield Planning Department July 2012

Ajemian, Gary G ; Ajemian, Nikki M	7404 SOMERSBY DR	SUMMERFIELD	NC	27358
Appenzeller, Herbert T ; Appenzeller, Ann I	7503 SOMERSBY DR	SUMMERFIELD	NC	27358
Armstrong, Marshall R ; Armstrong, Debra L	1150 NC 150 WEST	SUMMERFIELD	NC	27358
Autumn Lake At Summerfield Homeowners Association Inc	PO BOX 805	SUMMERFIELD	NC	27358
Autumn Lake Llc	PO BOX 39324	GREENSBORO	NC	27438
Barham, Everett Eugene ; Barham, Jo Ellen R	7414 STRADER RD	SUMMERFIELD	NC	27358
Bell, Cathy H ; Bell, Frank L	7463 STRAWBERRY RD	SUMMERFIELD	NC	27358
Brande Rd Llc	PO BOX 10378	GREENSBORO	NC	27404
Burroughs, H Douglas ; Burroughs, Judy W	7406 SOMERSBY DR	SUMMERFIELD	NC	27358
Carolina Mechanical Contractors Inc	7437 STRAWBERRY RD	SUMMERFIELD	NC	27358
Chandler, Harry E ; Chandler, Billie W	5312 GUIDA DR	GREENSBORO	NC	27410
Collins Living Trust ; Collins, Donald L Tr ; Collins, Carolyn W Tr	7504 SOMERSBY DR	SUMMERFIELD	NC	27358
Collins, Donald L ; Collins, Carolyn W	PO BOX 190	SUMMERFIELD	NC	27358
Crook, David T ; Crook, Nadira M	7515 SOMERSBY DR	SUMMERFIELD	NC	27358
Ellison, Brian A ; Ellison, Ana R	7308 AUTUMN LAKE DR	SUMMERFIELD	NC	27358
Etherington, Don ; Lallier, Monique	7409 SOMERSBY DR	SUMMERFIELD	NC	27358
Eugene P Harter Iii & Melissa M Harter Living Trust ; Harter, Eugene P Iii Tr ; Harter, Melissa M Tr	7509 SOMERSBY DR	SUMMERFIELD	NC	27358
Faireloth, Jeffrey Glenn ; Faireloth, Sherri M	7416 SOMERSBY DR	SUMMERFIELD	NC	27358
Freedman, Edward A	7411 STRADER RD	SUMMERFIELD	NC	27358
Fritz, Henry T Iii	1133 NC HIGHWAY 150 W	SUMMERFIELD	NC	27358
Gates, Steven M ; Gates, Yen Nguyen	7505 SOMERSBY DR	SUMMERFIELD	NC	27358
Gomme, Steven G ; Gomme, Christy A	7413 SOMERSBY DR	SUMMERFIELD	NC	27358
Graham, Gary L Jr ; Graham, Garland G	1219 NC 150 WEST	SUMMERFIELD	NC	27358
Gramling, Jeanne	7408 SOMERSBY DR	SUMMERFIELD	NC	27358
Gray, Willfred W Iii ; Gray, Wendy M	7507 SOMERSBY DR	SUMMERFIELD	NC	27358
Hawkins, Babbí Stanley	7405 SOMERSBY DR	SUMMERFIELD	NC	27358
Hitecock, Kazuko T I Trustee	PO BOX 99	SUMMERFIELD	NC	27358
Hobson, Phillip M ; Hobson, Sharon	1132 NC 150 W	SUMMERFIELD	NC	27358
Holoman, Raymond Carter ; Holoman, Mary Louise	7323 STRAWBERRY RD	SUMMERFIELD	NC	27358
Hornbuckle, Robert E ; Hornbuckle, Barrie A	7414 SOMERSBY DR	SUMMERFIELD	NC	27358
Jackson, Flvin L ; Jackson, Jacqueline H	7512 SOMERSBY DR	SUMMERFIELD	NC	27358
Johns, Gregory A ; Christian, Terry L	7450 STRADER RD	SUMMERFIELD	NC	27358
Land, Eddie ; Land, Nancy	PO BOX 334	BROWNS SUMMERFIELD	NC	27214
Larocco, Gregory M	7410 SOMERSBY DR	SUMMERFIELD	NC	27358
Lesesne, John M	1202 NC 150 WEST	SUMMERFIELD	NC	27358
Lewis, J Christopher ; Lewis, Michelle B	7511 SOMERSBY DR	SUMMERFIELD	NC	27358
Lindsay, William Howard ; Lindsay, Rose Ann S	7417 STRADER RD	SUMMERFIELD	NC	27358
Loggins, Ladora Rose	1172 NC HIGHWAY 150 WEST	SUMMERFIELD	NC	27358
Long, James D ; Long, Linda S	1204 NC 150 WEST	SUMMERFIELD	NC	27358
Megee, Dillard W Jr ; Megee, Catherine M ; Shoaf, Catherine M F Trustee	7415 SOMERSBY DRIVE	SUMMERFIELD	NC	27358
Meneil, James Preston ; Meneil, Brenda C	7500 SOMERSBY DR	SUMMERFIELD	NC	27358
Messer, Herman C Jr ; Messer, Catrina C	7437 STRAWBERRY RD	SUMMERFIELD	NC	27358
Millsaps, Kimberly ; Millsaps, Michael S	7510 SOMERSBY DR	SUMMERFIELD	NC	27358

Otey Living Trust ; Otey, Kevin C Trustee ; Otey, Brenda L Trustee	6791 MEADOW VIEW DR	SUMMERFIELD	NC	27358
Otey, Kevin C ; Otey, Brenda L	1107 MOSLEY RD	GREENSBORO	NC	27455
Owens, Rudy D ; Owens, Paula R	1142 NC 150 WEST	SUMMERFIELD	NC	27358
Padgett, Robert J ; Padgett, Donna L	7501 SOMERSBY DR	SUMMERFIELD	NC	27358
Pegram, Cynthia Leann	2365 FAIRWAY DR	WINSTON-SALEM	NC	27103
Rambeaut, Henry D Jr ; Rambeaut, Ann D	1136 NC 150 W	SUMMERFIELD	NC	27358
Rawson, Dana A ; Rawson, Diane G	7417 SOMERSBY DR	SUMMERFIELD	NC	27358
Rhyme, Charlie D ; Rhyme, Jennie R	7403 SOMERSBY DR	SUMMERFIELD	NC	27358
Robinson, Clyde D Jr ; Robinson, Pauline Bray T C	1168 NC 150 WEST	SUMMERFIELD	NC	27358
Roethlinger, Paul W Jr ; Roethlinger, Constance P	7407 SOMERSBY DR	SUMMERFIELD	NC	27358
Saferight, Norman L ; Saferight, Mary F	1160 NC 150 WEST	SUMMERFIELD	NC	27358
Seifres, James A ; Seifres, Paula H	7411 SOMERSBY DR	SUMMERFIELD	NC	27410
Shaw, David L ; Shaw, Jo Ann	7313 AUTUMN LAKE DR	SUMMERFIELD	NC	27358
Shaw, Rosa Maria Ramir	7317 AUTUMN LAKE DR	SUMMERFIELD	NC	27358
Shelton, Vincent ; Shelton, Pauline	7402 SOMERSBY DR	SUMMERFIELD	NC	27358
Shepherd, Barry Todd	7502 SOMERSBY DR	SUMMERFIELD	NC	27358
Soo-Young, Yoon ; Takahara, Katsuyuki	7412 SOMERSBY DR	SUMMERFIELD	NC	27358
Spinks, Steven H	7508 SOMERSBY DR	SUMMERFIELD	NC	27358
Stilson, James D ; Stilson, Katherine F	7507 FOREST CREEK RIDGE	SUMMERFIELD	NC	27358
Stout, Susan Maynard	3802 JAY CEE PARK DRIVE	GREENSBORO	NC	27455
Time Warner Entertainment- Advance Newhouse Partnership	PO BOX 7467	CHARLOTTE	NC	28241
Tolin Properties Llc	6901 MAYNARD RD	SUMMERFIELD	NC	27358
Tolin, David J ; Tolin, Teresa D	7418 STRADER RD	SUMMERFIELD	NC	27358
Wall, Robert H ; Wall, Daisy A	7409 STRADER RD	SUMMERFIELD	NC	27358
Walter I. Hitchcock Revocable Trust ; Kazuko T Hitchcock Revocable Trust ; Hitchcock, Kazuko T Trustee ; Hitchcock-Smith, Katherine E Trustee	PO BOX 99	SUMMERFIELD	NC	27358
Wilson, John Todd ; Wilson, Jane N	1128 NC 150 WEST	SUMMERFIELD	NC	27358
Wright, Jerry A Jr ; Wright, Candy S	7514 SOMERSBY DR	SUMMERFIELD	NC	27358
Young, W Douglas ; Young, Martha H	7430 STRADER RD	SUMMERFIELD	NC	27358

Project No. 2001.04

**ENVIRONMENTAL INVENTORY
FOR
STRADER WOODS SUBIDVISION
GUILFORD COUNTY, NORTH CAROLINA**

NOVEMBER 14, 2012

Prepared by:

FLEMING ENGINEERING, INC

**700 Carnegie Place
P.O. box 8774
Greensboro, North Carolina 27419
(336) 852-9797**

**ENVIRONMENTAL SUMMARY
FOR THE
STRADER WOODS SUBDIVISION**

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1.0 Introduction

In accordance with the Town of Summerfield Development Ordinance Article 3-12.2 (C) 4) for Zoning Map and Text Amendments, this Environmental Inventory is submitted to demonstrate the suitability of the Strader Woods Subdivision ("The Property") for residential development.

This report has been prepared with guidance provided in the Town's Development Bulletin Number 6, regarding the Environmental Inventory for Rezoning.

2.0 Site Location and Description

This site is located in the northwestern portion of Guilford County, North Carolina, within the Town of Summerfield. The properties, which total 19.17 acres, are located just north of NC Hwy 150 (S.R. 150), west of Strawberry Road and east of NC 220 on Strader Road. The physical addresses are: 7419-7467 Strader Road, 7418 Strader Road. The site is listed in Guilford County as the following parcel numbers:

Parcel #:	0148006,	Deed Book 6159 PG. 374,
	0148023	Deed Book 3964 PG. 323

A site location map is provided as Figure No. 1. The site is also located within the Northwest Area Plan as identified in the Long Range Plan for Guilford County.

3.0 Proposed Project Description

The proposed project will consist of the development of a residential single-family subdivision combining two tracts totaling 19.17 acres. Tract #1 is 14.18 acres and Tract #2 is 4.99 acres. The site is currently zoned as an Agricultural District (AG) and proposed to change to a residential district (CU-RS-40).

Residentially zoned areas (RS-30 and CU-OSRD) bound the property to the west, RS-40 is across Strader road to the east and some agricultural (AG) bound the property to the north and south. Several existing subdivisions are located adjacent to the property. See Figure No. 1 for a location map of these subdivisions.

4.0 Existing Site Environmental Characteristics

The Town of Summerfield's Development Ordinance and the Town's Long Term Planning Document have defined the following environmental characteristics as important to the future of the Town of Summerfield:

4.1 Jurisdictional Waters of the United States (Wetlands and Streams)

No Jurisdictional Wetlands have been identified on the property. The locations of drainage features shown on the development plan (see Drawing Sheet 1) are based on GIS information obtained from Guilford County GIS, site soils map provided by the Guilford County, N.C. Soil Survey, and the NCDOT Topo Maps. Tract #1 has one significant drainage feature running south to north along the western property line and a smaller drainage feature running from the southeast corner of tract #1 which ties into the larger drainage feature just north of the southern property line.

4.2 Floodplains

The property is located south of Mears Fork Creek within the Cape Fear River Basin.

There are no portions of this property located within the 100-yr or 500-yr floodplains as indicated on the Flood Insurance Rate Map (FIRM) for Guilford County (reference community panel number 370622-7849 J dated June 18, 2007). A site flood map is provided as Figure No. 3.

4.3 Topography

The site is characterized by gently to moderately sloping hillsides ranging in elevation from 798 to 874 feet above mean sea level (MSL). The high point is located on the center of tract #2 near the existing residence with the low point being in the northwest corner of tract #1. The average slope on tract #1 is 7.7% and on tract #2 is 10.1%. The two tracts on the property are separated by Strader Road. There is one drainage feature on tract #1 that runs from south to north with a 2.13 slope. Approximately 90% of the property is composed of terrain with slopes 15% or less.

Existing topography for the property is shown on the Development Plan (see Drawing Sheet 1) submitted for rezoning. Contours were obtained from NCDOT GIS Department.

4.4 Protected Natural Areas and Wildlife Habitats

The Natural Heritage Inventory for Guilford County, as prepared by the Piedmont Land Conservancy, does not list any protected natural areas or wildlife habitats within the limits of the property.

The Natural Areas Inventory of Guilford County, North Carolina, as prepared by Guilford County and the North Carolina Natural Heritage Foundation, has identified thirty-six significant natural areas within Guilford County. Of the thirty-six identified sites, the Pegram tract located directly to the north and along Mears Fork Creek is the site identified most closely in the inventory.

4.5 Archaeological and Historic Sites

The Historic Architecture and Historic Properties Inventory of Guilford County, North Carolina, 1996, as prepared by the Guilford County Historic Preservation Commission, does not list any significant historic properties or structures of architectural significance within the limits of the property. The closest identified structure, according to the above referenced inventories, is located at the intersection of Summerfield Road and NC Hwy 150, outside of the property area.

4.6 Woodlands

From visual inspection, no recent or current timber or logging activities are apparent. The property appears to have remained undisturbed for several years. Soil types on the front third of the property consist of Clifford sandy loam (CkB), listed as supporting most all tree growth. The middle third is Poplar Forest sandy loam (PoC) listed as supporting pine variety growth, and the rear third is Poplar forest sandy loam (CeB2) listed as supporting pine variety growth.

4.7 Agricultural Lands

No crops were identified at the time of inspection and no evidence was witnessed for recent farming or crop-producing activities.

The National Resources Conservation Service (NRCS) document "Important Farmlands of North Carolina" was used to determine if the soils identified on the property, through the use of the Guilford County, N.C. Soil Survey have the potential for agriculture. The report classifies all farmland into three categories, prime farmland, unique farmland, and farmland of statewide importance. Prime farmland includes all soils with slopes between 0 and 8 percent. Soils that flood and are somewhat poorly drained meet the prime farmland condition under certain conditions as outlined by the NRCS. Unique farmlands include areas whose soils have a special set of properties that are unique for producing high-value crops. Farmlands of statewide importance have soils that do not meet the requirements for prime farmland due to steepness of slope, permeability or susceptibility to erosion.

The property is located in the Piedmont Physiographic Province of North Carolina in the geologic belt known as the Charlotte Slate Belt. These regions are shown on the Geologic Map of North Carolina. The front third of the property is Clifford sandy loam (CkB) and is listed as potential prime farmlands. The middle third is Poplar Forest sandy loam (PoC) listed as farmlands of statewide importance, and the final third is Poplar forest sandy loam (PoE) listed as not prime farmlands. A copy of the NC Soils Map is provided as Figure No. 2.

The Clifford sandy loam soil group (CkB) classifies as nearly level (2-6% slopes) well-drained soils of upland areas. The organic matter content of the surface layers of the soil is low. Permeability is moderate as well as water capacity. The soils have high potential for certain crops and moderate potential for most urban uses such as dwellings and roads.

The Poplar Forest sandy loam soil group (PoC, PoE) classifies as nearly level (6-10% and 15-35% slopes) well-drained soils on broad ridges and uplands. The organic matter content of the surface layers of the soil is low. Permeability is moderate as well as water capacity. The soils have moderately low potential for certain crops and moderate potential for most urban uses.

4.6 Public Lands and State Scenic or Recreational Areas

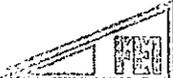
No public lands and State scenic or recreational areas exist on or directly adjacent to the property.



STRADER
WOODS
PROPERTY

ENVIRONMENTAL INVENTORY
REPORT
FIGURE NO. 1
SITE LOCATION MAP

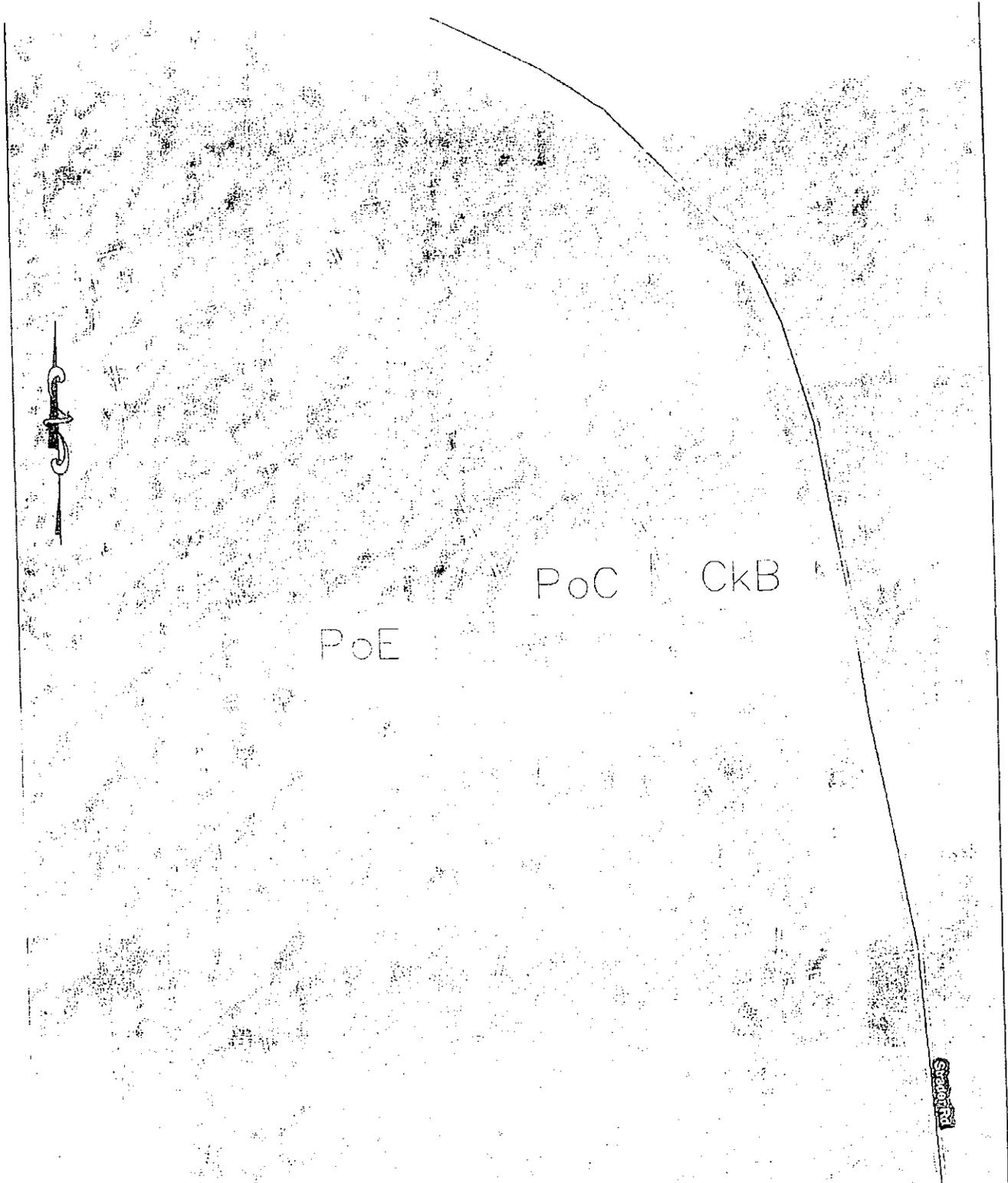
- 1) SOMERSET SUBDIVISION
- 2) SUMMERWIND SUBDIVISION
- 3) VINEYARDS AT SUMMERFIELD SUBDIVISION
- 4) AUTUMN LAKE SUBDIVISION

 Fleming Engineering, Inc.

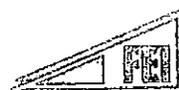
700 Carnegie Place Greensboro, NC 27409
Phone: 336-852-9797 Fax: 336-852-9766

DATE: 12-22-19 SCALE: 1"=1000'

DRAWN BY: BCS
REF. NO.: 2001-004
DRAWING FILE: EA-REPORT.DWG
REF. NO.: EAREPORT



ENVIRONMENTAL INVENTORY
 REPORT
 FIGURE NO. 2
 NC SOILS MAP



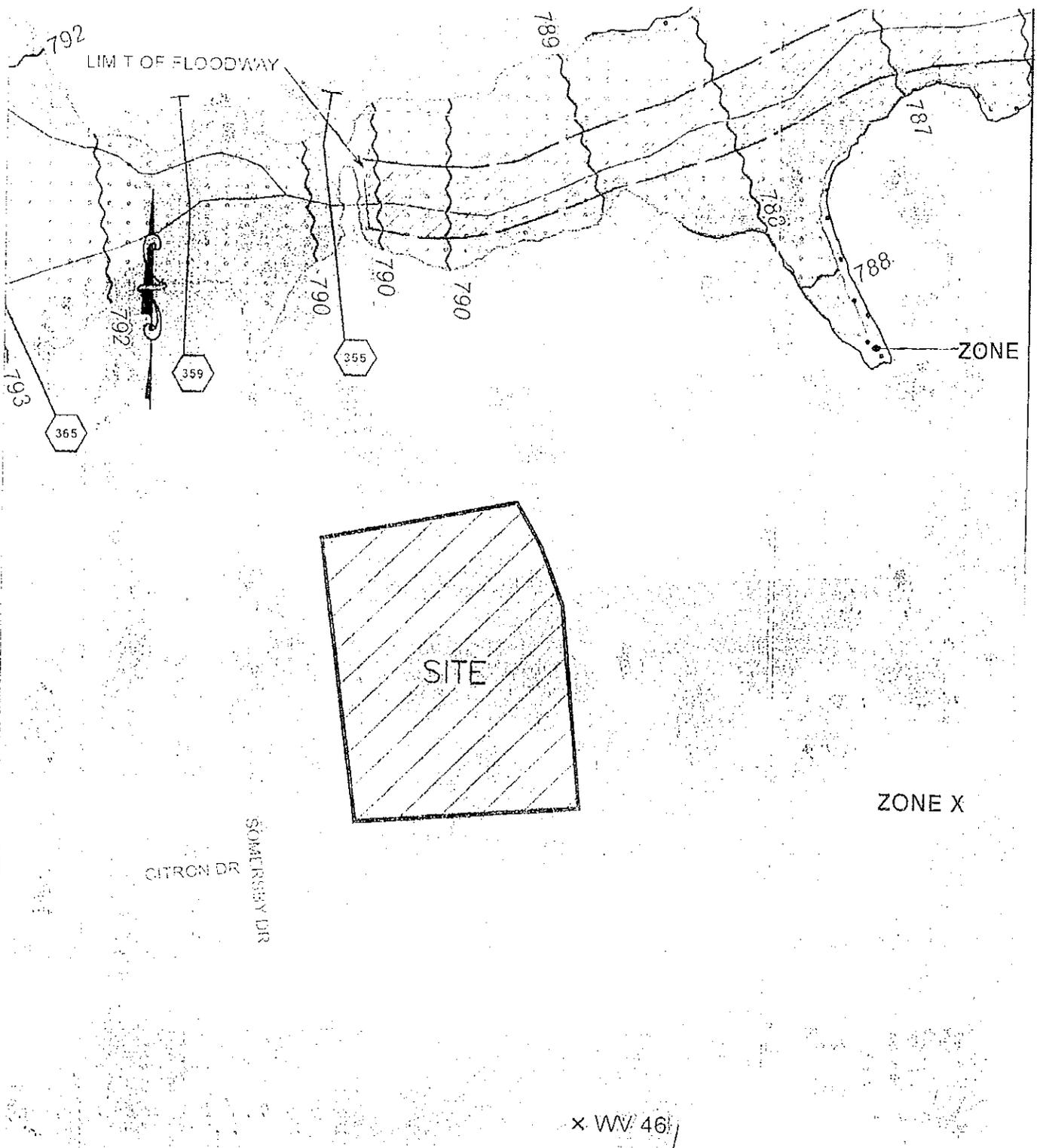
Fleming Engineering, Inc.
 700 Carnegie Place Greensboro, NC 27409
 Phone: 336-852-9797 Fax: 336-852-9766

DATE: 07-23-12

NOT TO SCALE

DRAWN BY: HCS
 PROJ. NO.: 2001-04

DRAWING FILE: EA-REPORT.DWG
 REF. NO.: EAREPORT



REFERENCE: FLOOD INSURANCE RATE MAP (FIRM)
 FOR GUILFORD COUNTY, NORTH CAROLINA
 PANEL NUMBER 370622-78490, EFFECTIVE
 DATE: JUNE 18, 2007

ENVIRONMENTAL INVENTORY
 REPORT
 FIGURE NO. 3
 FLOOD INSURANCE RATE MAP

 Fleming Engineering, Inc.
 700 Carnegie Place Greensboro, NC 27409
 Phone: 336-852-9797 • Fax: 336-852-9766

DRAWN BY	BES	DRAWING FILE: EA-REPORT.PWG
PROJ. NO.	25-21-C4	REF. NO.: EA-REPORT

SCALE: NOT TO SCALE



TOWN OF SUMMERFIELD
4117 Oak Ridge Road
P.O. Box 970
Summerfield, NC 27358

CERTIFICATION OF PROTEST PETITION

REZONING CASE # 04-12 R

This is to certify that the Protest Petition regarding Rezoning Case #04-12 R submitted to the Town of Summerfield October 16, 2012 meets the requirements and guidelines of the Town and is in accordance with NC General Statute 160A-385(a) and 160A-386. Therefore in order to approve said rezoning request, a three-fourths vote of the Town Council shall be required.

Valarie Halvorsen
Valarie Halvorsen, Town Clerk

10 | 22 | 12
(Date)



Town Of Summerfield Development Bulletin

www.townofsummerfield.com

PROTEST PETITION:

Protest petition forms will be issued to petitioners by the Planning Department. Only forms prescribed by the Town of Summerfield will be accepted.

Protest petitions for a proposed zoning map amendment must be returned to the Town Clerk by 4:30 p.m. on the third working day preceding the Tuesday public hearing before the Town Council.

Upon receipt of the protest petition, the Town Clerk will record the date and time on the protest petition.

If the protest petition is received after 4:30 p.m. on the third working day preceding the Tuesday public hearing by the Town Council, the Town Clerk will declare the protest petition invalid.

If the protest petition is received on time, the Town Clerk will send a copy of the protest petition to the Planning Director. The Planning Director will review the protest petition and the zoning map amendment application to determine if the protest is valid.

GUIDELINES FOR COMPLETING A VALID PROTEST:

A valid protest petition filed in opposition to a rezoning requires the Town Council to approve the rezoning by a three-fourths vote. Where there is no valid protest petition the Town Council may approve the rezoning by a simple majority. A valid protest petition must meet the following:

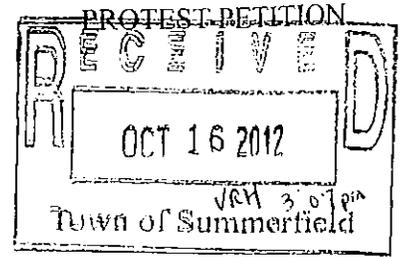
1. Be signed by the owners of either (a) twenty percent (20%) or more of the area included in the proposed change or (b) five percent (5%) of a 100-foot-wide buffer extending along the entire boundary of each discrete or

separate area proposed to be rezoned. A street right-of-way shall not be considered in computing the 100-foot buffer area as long as that street right-of-way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the town may rely on the county tax listing to determine the owners of potentially qualifying areas.

2. If the property is owned by more than one person or entity, each is an owner and each must sign the petition. If the property is owned by a married couple, both must sign.
3. The protest petition shall be written on a form prescribed and furnished by the Town of Summerfield.
4. The protest petition shall state the proposed zoning change being protested.
5. The protest petition must be received by the Town Clerk, 4117 Oak Ridge Road, by 4:30 pm on the third working day preceding the Tuesday public hearing, not including Saturdays, Sundays, or legal holidays (example: a valid petition must be received by Thursday at 4:30 p.m. for a Tuesday public hearing in a normal work week, or by Wednesday at 4:30 for a Tuesday public hearing if there is a legal holiday between Wednesday and the Tuesday public hearing).

These guidelines are provided as a convenience and are not legal advice. You may want to obtain advice from a lawyer in assembling a protest petition.

TOWN OF SUMMERFIELD ZONING PROTEST PETITION



Date Submitted: 10/16/12
 Time Submitted: 3:07 pm
 Case Number: # 04-12

Town Council
 Public Hearing Date: 11/13/12

We, the undersigned, are owners of property either included within a proposed amendment to the zoning map or immediately adjacent thereto or within 100 feet.

We do protest the proposed amendment to the zoning map described as follows:

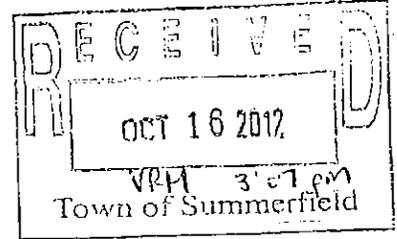
Property is located at: 7418 and 7419-7467 STRADER Rd., Guilford Co. Parcels #0148023 and #0148006.
THE PARCELS include approximately 19.17 acres. Owned by Tolin Properties, Inc + David + Theresa Tolin
 From (AG) Agricultural District / SR zoning district classification
 To CU-RS-40 Residential Single-family zoning district classification.

Owner	Address
1) <u>B. Todd Shepherd</u>	<u>7502 Somersby Dr. Summerfield, NC. 27358</u>
2) <u>Stan D. Pitt</u>	<u>7508 Somersby Dr. Summerfield NC</u>
3) <u>[Signature]</u>	<u>7512 Somersby Dr. Summerfield 27358</u>
4) <u>[Signature] Candy Wright</u>	<u>7514 Somersby Dr. Summerfield 27358</u>
5) <u>[Signature]</u>	<u>7500 Somersby Dr. Summerfield 27358</u>
6) <u>Rose Ann Lindsay</u>	<u>7417 Strader Rd. Summerfield, NC 27358</u>
7) <u>Cynthia LeAnn Pagan</u>	<u>2365 Fairway Dr Winston-Salem NC 27103</u> <u>67516 Strader Rd</u>
8) <u>[Signature]</u>	<u>7411 STRADER RD. SUMMERFIELD NC 27358</u> <u>51 Field NC 27358</u>
9) <u>Martha Young</u>	<u>7430 Strader Rd and 7422 Strader Rd Summerfield</u>
<u>[Signature]</u>	<u>7435, 7428, 7422 (3 tracts) Strader Rd Summerfield NC 27358</u>

Reference: N.C. G.S. 160A-385 & 160A-386

PROTEST PETITION

TOWN OF SUMMERFIELD ZONING PROTEST PETITION



Date Submitted: 10/16/12

Time Submitted: 3:07 pm

Case Number: # 04-12

Town Council
Public Hearing Date 11/13/12

We, the undersigned, are owners of property either included within a proposed amendment to the zoning map or immediately adjacent thereto or within 100 feet.

We do protest the proposed amendment to the zoning map described as follows.

Property is located at: _____

From _____ zoning district classification

To _____ zoning district classification.

Owner	Address
10) <u>Kayoko Hitchcock</u>	<u>7436 Strader Rd. Summerfield N.C. 27358</u>
11) <u>Gene Baham</u>	<u>7414 Strader Rd. Summerfield, NC 27358</u>
12) _____	_____
4) _____	_____
5) _____	_____
6) _____	_____
7) _____	_____
8) _____	_____
9) _____	_____
10) _____	_____

Reference: N.C. G.S. 160A-385 & 160A-386